

Neighborhood Morgan Junction

Implementor DPD

Matrix AA 18

Activity *Develop community-based design guidelines for new multi-family, commercial and mixed-use developments to ensure their compatibility with the character of the Morgan Junction neighborhood. These guidelines should address building height, building setbacks, and building bulk and shape.*

AA 18: 1 of 1 **Sub-Activity** Develop community-based design guidelines in preparation of the monorail station at Morgan Junction. Guidelines should address height, setbacks, bulk and shape of buildings.

Sub-Act A draft of Morgan Junction Neighborhood Design Guidelines was completed in February 2005. It was Jason Wachs
Comment(s) expected to be submitted to City Council for approval in Spring 2005. As of October 2005 the design 10/25/05
guidelines are proposed and have not gone to City Council.

The draft guidelines can be found on the City's website at
http://www.seattle.gov/dpd/stellent/groups/pan/@pan/@plan/@drp/documents/Web_Informational/cos_005118.pdf

2004 Priority Summary: Department of Planning and Development (DPD) has engaged the services of their design guidelines consultant to work with the community on neighborhood specific design guidelines. The draft design guidelines will be presented to the community for comments/input in March/April 2005. The final version of the Design Guidelines will be submitted to the Seattle City Council for adoption in June 2005. Dena Gazin
09/09/04

DPD has no current plans to engage the community in a design guidelines process. They are served by both the Citywide design guidelines and the guidelines developed for the Monorail through the MRP process. There are no resources currently available in DPD to further develop neighborhood design guidelines. DPD would need additional resources to be added to our consultant contract to work in additional design guidelines. John Skelton
03/03/04

"The community believes this is an essential element of preparing for location of the Monorail station in Morgan Junction. It is expected that we will need assistance from DON, DPD, and the Planning Commission." MoCA, 12/2003 Dena Gazin
12/17/03

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|----------------------------|---|-----------------------|-----|-----------------|-------------|
| Target Completion | 2006/0 | Estimated Cost | N/A | Status | In-Progress |
| Lead Agency/Contact | DPD; John Skelton, Scott Dvorak, 233-3883, 684-3139 | | | Priority | Top |

Implementor Parks and Recreation**Matrix KIS 1.6**

Activity *Redevelop and renovate the Lincoln Park Annex with a panoramic viewpoint and picnic area, natural terraced seating on the existing slope and interpretive signage.*

KIS 1.6: 1 of 1 **Sub-Activity** Redevelop and renovate the Lincoln Park Annex with a panoramic viewpoint and picnic area, natural terraced seating on the existing slope and interpretive signage.

Sub-Act Comment(s) 2004 Priority Summary: Work on the P-Patch is nearing completion and plot requests and assignments are now underway. Stan Lock 05/07/04

"This is a continuation of the activities already completed or in progress at the Lincoln Park Annex site." Dena Gazin 12/17/03
MoCA, 12/2003

Target Completion 2004/0 **Estimated Cost** N/A **Status** Completed

Lead Agency/Contact Parks and Recreation; Lynn Sullivan, 733-9105 **Priority** Second

Implementor Parks and Recreation**Matrix KIS 1.2**

Activity *Acquire the SCL substation on Morgan Street for possible future park/plaza space and/or reconfiguration of street intersections in order to support the Green Crescent while at the same time improving traffic flow and pedestrian safety.*

KIS 1.2: 1 of 1 **Sub-Activity** Acquire and develop the Morgan substation parcel on SW Morgan street.

Sub-Act Comment(s) Updated June 2005, but no additional comments were added. Jason Wachs 08/16/05

2004 Priority Summary: This substation is not expected to be surplus by Seattle City Light until 2006. Stan Lock 05/07/04

"This activity is included to ensure that the SCL substation site remains designated as an element of open space development in Morgan Junction. Acquisition is expected to be in 2006." MoCA, 12/2003 Dena Gazin 12/17/03

Target Completion 2006/0 **Estimated Cost** N/A **Status** Not started

Lead Agency/Contact Parks and Recreation; Lise Ward, 733-9106 **Priority** Third

Implementor DPD
Matrix AA 11
Activity cont' from AA10:
- Permit new multifamily housing only in areas zoned for multi-family and commercial use as of April 1, 1998.

- Permit new commercial uses only in areas zoned for commercial and mixed-use as of April 1, 1998.

AA 11: 1 of 1 **Sub-Activity** Request community input before initiating any new rezoning of commercial and residential areas impacted by Monorail Green Line.

Sub-Act Draft Station Area Plans were presented to the community in October and November of 2004 and is Jason Wachs
Comment(s) described in more detail below. 10/25/05

Station Area Planning:
Staff attended standing community meetings along the alignment in September to present preliminary summaries of the draft station area plans for the corresponding stations and corridors. They anticipate more complete public presentations in October and November.

By the October round of community group meetings, the community will have had an opportunity to review the summaries and provide in-depth feedback on the actions proposed in them. DPD's goal for October is to give more complete presentations to a variety of community groups, with graphics illustrating specific corridor designs and other actions, in order to engage community members in discussions that will inform the final product. In November, the City monorail team will be hosting three open houses (times and places to be determined):

Nov. 4 in West Seattle;
Nov. 9 downtown at the Bertha Landes Room, City Hall; and
Nov. 10 in Ballard.

Each of the open houses will have the same format and materials, providing an opportunity for residents to review and comment on our draft station and corridor area plans for the entire monorail alignment. To give the public additional opportunities for reviewing and commenting, we will post our draft plans and a comment form on our website in October. By the end of 2004 the Mayor will forward these plans to City Council as part of the Integrating the Monorail Report.

The results of those workshops for West Seattle are available online at http://www.seattle.gov/monorail/sap_westsea.htm and summarized below.

West Seattle Vision:
The Monorail in West Seattle provides a means to overcome some of the obstacles the geography of the peninsula presents to mobility between the region and downtown Seattle as well as other parts of the city. By directly serving West Seattle urban villages at three of the four stations, the Monorail also presents an opportunity to strengthen these centers by encouraging appropriate and desired redevelopment. The West Seattle Junction, in particular, will be able to further distinguish itself as West Seattle's "downtown" allowing other commercial areas to serve local and/or other specialized needs. Integrated transit hubs at the West Seattle Junction and Delridge stations will enable smooth connections to neighborhoods within and outside West Seattle. Lastly, a seamless system of Monorail and bus service has the potential to provide better public transit access to some of the resources that are citywide attractions such as Alki Beach, Lincoln Park, and the Fauntleroy Ferry.

Proposals for Zoning at the Morgan Junction Station area is included on a map at http://www.seattle.gov/monorail/docs/monosMorgan_Zoning.pdf
It calls for studying the possibility of increasing the height allowed in the commercial district above the 30 ft. limit. These recommendations will be studied further and community involvement will be a primary part of that study.

2004 Priority Summary: Any rezone proposals will require community notification. There was a series of station area planning meetings in Summer 2004 to talk about possible approaches for station area action plans, including any potential rezones. Draft Station Area Plans will be presented to the community in October and November 2004. Any zoning recommendations will be predicated on further study, with community involvement.

Dena Gazin
05/20/04

Is the activity here to simply follow zoning? DPD activity. [Laura Hewitt Walker, OH]

Unknown User
03/03/04

"This activity is included to ensure visibility of our concerns related to potential rezones in neighborhoods along the Monorail Green Line and around Monorail stations. Any contemplated rezoning must proceed only after extensive public outreach and input in the affected neighborhood." MoCA Neighborhood Plan Priorities, 12/2003

Dena Gazin
12/17/03

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| Target Completion | Estimated Cost | N/A | Status | In-Progress |
| Lead Agency/Contact | DPD; Scott Dvorak, 684-3139 | | Priority | Fourth |